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THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.732

AMARAVATI, FRIDAY , SEPTEMBER 7, 2018

G.592

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY (VMRDA) - CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO COMMERCIAL USE FOR THE PROPERTY IN SY. NO. 251/1P OF SABBAVARAM (V), SABBAVARAM (M), VISAKHAPATNAM DISTRICT FOR AN EXTENT OF 3318.27 SQ. MTS (3968.65 SQ. YDS) APPLIED BY M/S STBL PROJECTS LTD.

[G.O.Ms.No.305, Municipal Administration & Urban Development (M) Department, 06th September, 2018]

APPENDIX NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site falling in Survey No.251/1p of Sabbavaram (V), Sabbavaram (M), Visakhapatnam District, admeasuring an area for an extent of 3318.27 Sq. mts (3968.65 Sq. Yds). The boundaries of which are given in the schedule below which was earmarked as Agricultural Use in the Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. adhering the conditions laid down in the proceeding No.AGC06-13024/35/2018-PAC SEC-CCRCS dated: 30.08.2018 of the Registrar of Cooperative Societies, AP, Guntur.
2. the applicant has to handover the road widening area to the local body at free of cost through registered gift deed.
3. the applicant shall obtain approval of building plans for construction of buildings from Competent Authority duly paying necessary charges as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing shops and existing 40'-0" road in Sy.No.250 of
Sabbavaram (v)

South : Vacant site in Sy.No.251/1p of Sabbavaram (v)

East : Existing residential buildings in S.No.251/2 of Sabbavaram (v)

West : Existing Bank and vacant land in Sy.No.251/1 of Sabbavaram (v)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT